

CHAPTER 1120
CB-10 Central Business District

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1120.01 PURPOSE.

The Central Business District is intended to be the high intensity, compact, pedestrian oriented shopping, office, service, and entertainment area of the community. Development and redevelopment within this district should be compact to intensify usable commercial spaces while increasing the availability of open spaces, plazas, or pedestrian ways. The district is intended to accommodate a wide range of retail, office, and service uses. Automobile and truck oriented uses, as defined in this code, are not permitted except as otherwise provided. Consolidated off- street loading and service facilities should be provided wherever practical with access to be provided from public service alleys or courts. It is intended that on-street parking facilities be publicly provided and off-street accessory parking be allowed only as a conditional use. Residential development above the ground floor in this district is encouraged as a provisional use.

1120.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Business service establishment, except a drive-in facility.
- (b) Hotel and motel.
- (c) Meeting hall.
- (d) Office use allowed in the CO-1 district.
- (e) Personal service establishment, except a drive-in facility.
- (f) Museum and art gallery.
- (g) Retail establishment other than a drive-in facility.
- (h) Theater.
- (i) Financial institution.
- (j) Restaurant.

1120.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Residential development above the ground floor.
(Ord. 02-177. Passed 4-16-02.)
- (b) Microbottler, provided that the following conditions are met:

- (1) The production and packaging area shall not exceed 15,000 square feet.
- (2) Microbottlers shall provide a tap room of at least 500 square feet that is oriented to the street or main pedestrian entrance of the building.
- (3) The tap room shall be open for business at least ten (10) hours each week.
(Ord. 15-41. Passed 2-17-15.)

1120.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Day-care center.
- (b) Club.
- (c) Commercial recreational use.
- (d) Drive-in facility for a financial institution.
- (e) Off-street parking and loading subject to the provisions of Chapters 1153 and 1154.
- (f) Public utility or public use subject to the requirements of Chapter 1135.
- (g) Religious institution.
- (h) School, specialized private instruction.
- (i) Community center, subject to the requirements of Chapter 1135.

1120.05 ACCESSORY USES PERMITTED.

The accessory uses permitted in this district may include but are not limited to the following:

- (a) Storage space, provided the space shall not exceed 40 percent of the total floor area for the principal use and storage area.

1120.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1120.07 SPECIAL PROVISIONS.

None.